128.0	0002	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,052,700	/	1,052,700
USE VALUE:	1,052,700	/	1,052,700
ASSESSED:	1,052,700	/	1,052,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39	-41	MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIBSON JULIE
Owner 2:	
Owner 3:	
Street 1:	12 PURITAN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GIBSON ROBERT -
Owner 2:	-
Street 1:	61 GLAD VALLEY DRIVE
Twn/City:	BILLERICA
St/Prov:	MA Cntry:
Postal:	01821

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 3426 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5962.000	568,700	4,900	479,100	1,052,700
Total Card	0.137	568,700	4,900	479,100	1,052,700
Total Parcel	0.137	568,700	4,900	479,100	1,052,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 307.27 | /Parcel: 307.27

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 82788
GIS Ref:
GIS Ref:
Insp Date: 04/24/18

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	568,700	4900	5,962.	479,100	1,052,700		Year end	12/23/2021
2021	104	FV	542,200	4900	5,962.	479,100	1,026,200		Year End Roll	12/10/2020
2020	104	FV	542,200	4900	5,962.	479,100	1,026,200	1,026,200	Year End Roll	12/18/2019
2019	104	FV	415,300	4900	5,962.	449,100	869,300	869,300	Year End Roll	1/3/2019
2018	104	FV	414,400	4900	5,962.	371,300	790,600	790,600	Year End Roll	12/20/2017
2017	104	FV	388,100	4900	5,962.	341,400	734,400	734,400	Year End Roll	1/3/2017
2016	104	FV	388,100	4900	5,962.	311,400	704,400	704,400	Year End	1/4/2016
2015	104	FV	344,700	4900	5,962.	305,400	655,000	655,000	Year End Roll	12/11/2014

!9999!

PRINT

Date	Time
12/30/21	09:55:48

LAST REV

Date	Time
05/13/19	10:43:12
danam	

USER DEFINED

Prior Id # 1:	82788
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 9999

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIBSON ROBERT	1296-123		3/2/2005	Family	550,000	No	No		
GIBSON CAROL A	1255-32		7/15/2002	Family		No	No		
GIBSON CAROL A	1255-32		7/15/2002	Family		No	No		
	420-213		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2018	1835	Re-Roof	6,750	C				
10/8/2010	2115	Dormers	15,000					3RD FLR DRMR
7/7/2010	799	New Wind	11,000					REPL 40 WINDOWS
9/21/2009	876	New Wind	6,500					
4/3/2008	308	Manual	1,000			G9	GR FY09	replace boards and
11/13/2003	981	Re-Roof	16,500					
2/8/1996	24		2,500					REMODEL 2 BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	MEAS&NOTICE	CC	Chris C
4/13/2011	Info Fm Prmt	BR	B Rossignol
2/5/2009	Measured	345	PATRIOT
5/20/2000	Meas/Inspect	263	PATRIOT
12/9/1999	Mailer Sent		
11/30/1999	Measured	243	PATRIOT
7/10/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	479,087	Spl Credit		Total:	479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.95647979
Const Adj.:	0.98990101
Adj $ / SQ:	170.428
Other Features:	117701
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	772723
Depreciation:	203999
Depreciated Total:	568724

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

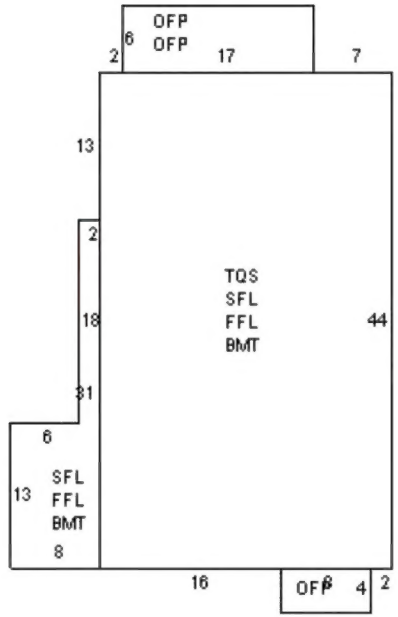
No Unit	RMS	BRS	FL
2	7	3	
Totals			
2	14	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.43
Special Features:	0	Val/Su Net:	114.98
Final Total:	568700	Val/Su SzAd	166.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,284	51.130	65,649
FFL	First Floor	1,284	170.430	218,829
SFL	Second Floor	1,284	170.430	218,829
TQS	3/4 Story	858	170.430	146,227
OFP	Open Porch	236	23.250	5,488

Net Sketched Area:	4,946	Total:	655,022
Size Ad	3426	Gross Area	5232	FinArea	3426
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1925	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900